068.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	841,800 / 841,800
					USE VALUE:	841,800 / 841,800
					ASSESSED:	841,800 / 841,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
154		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BELORIAN ARAM
Owner 2:	
Owner 3:	
Street 1:	56 ROBINWOOD RD
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	MULCAHEY FRANCIS J-EMMA J -
Owner 2:	-
Street 1:	154 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-2957

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Aluminum Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6078.000	455,900	6,400	379,500	841,800
Total Card	0.140	455,900	6,400	379,500	841,800
Total Parcel	0.140	455,900	6,400	379,500	841,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.25 /Parcel: 381.25

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 068.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	455,900	6400	6,078.	379,500	841,800		Year end	12/23/2021
2021	104	FV	435,300	6400	6,078.	379,500	821,200		Year End Roll	12/10/2020
2020	104	FV	435,400	6400	6,078.	379,500	821,300	821,300	Year End Roll	12/18/2019
2019	104	FV	338,100	6400	6,078.	379,500	724,000	724,000	Year End Roll	1/3/2019
2018	104	FV	338,100	6400	6,078.	254,800	599,300	599,300	Year End Roll	12/20/2017
2017	104	FV	317,200	6400	6,078.	243,900	567,500	567,500	Year End Roll	1/3/2017
2016	104	FV	317,200	6400	6,078.	222,300	545,900	545,900	Year End	1/4/2016
2015	104	FV	282,700	6400	6,078.	178,900	468,000	468,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MULCAHEY FRANCI	30944-399		12/9/1999		315,000	No	No		
	12047-673		8/2/1971			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	PH	Patrick H
5/26/2009	Measured	189	PATRIOT
6/19/2000	MLS		
1/13/2000	Mailer Sent		
1/10/2000	Measured	264	PATRIOT
7/28/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6078		Sq. Ft.	Site		0	70.	0.89	11			Med. Tr	-10					379,475						379,500	

Total AC/HA:	0.13953	Total SF/SM:	6078	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	379,475	Spl Credit		Total:	379,500

PRINT

Date	Time
12/30/21	02:53:47

LAST REV

Date	Time
10/02/18	11:34:54
apro	

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 43456
GIS Ref:
GIS Ref:
Insp Date: 09/17/18

!5863!

PAT ACCT.: 5863

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	43456
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MUSTARD		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12554348
Const Adj.:	0.98000199
Adj $ / SQ:	198.546
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	619457
Depreciation:	163537
Depreciated Total:	455920

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 16 | BRs: 7 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	6	3	
Totals			
3	16	7	

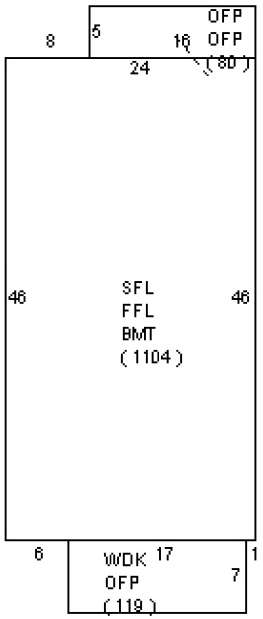
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	198.55
Special Features:	0	Val/Su Net:	122.88
Final Total:	455900	Val/Su SzAd	206.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	59.560	65,759
FFL	First Floor	1,104	198.550	219,195
SFL	Second Floor	1,104	198.550	219,195
OFP	Open Porch	279	21.970	6,128
WDK	Deck	119	14.120	1,680

Net Sketched Area: 3,710 | Total: 511,957

Size Ad 2208 | Gross Area 3710 | FinArea 2208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

068.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	27X20	A	AV	1940	19.63	T	40	104			6,400			6,400

More: N | Total Yard Items: 6,400 | Total Special Featues: | Total: 6,400

IMAGE

AssessPro Patriot Properties, Inc